

180.0

0012

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

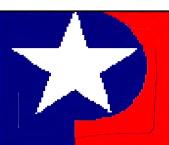
Total Card / Total Parcel

789,000 / 789,000

APPRAISED: 789,000 / 789,000

USE VALUE: 789,000 / 789,000

ASSESSED: 789,000 / 789,000



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
4		HOMER RD, ARLINGTON

Legal Description		User Acct
		122566
		GIS Ref
		GIS Ref
		Insp Date
		07/18/18

## OWNERSHIP

Unit #:

Owner 1: LORDAN TIMOTHY F-ARLENE R

Owner 2:

Owner 3:

Street 1: 4 HOMER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 2232 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>												
Type: 19 - Ranch	Sty Ht: 1 - 1 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Very Good																				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	10 %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:													
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																			
Grade: C+ - Average (+)	Year Blt: 1953	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Color: TAN W/ RED BRICK	View / Desir:	Fpl: 2	Rating: Average	WSFlue:	Rating:	Other		Upper																			
				<b>CONDOS INFORMATION</b>				Lvl 2																			
								Lvl 1																			
								Lower																			
								Totals	RMS: 6	BRs: 2	Baths: 1	HB															
<b>INTERIOR INFORMATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>															
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Phys Cond: AG - Avg-Good	26. %	Functional:	%	Exterior:	No Unit	RMS	BRs	FL															
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50 %	Total: 26.4 %	Economic:	%	Interior:	1	6	2	1																	
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Special:	%	Additions:																					
				Override:	%	Kitchen:																					
				Total:	26.4 %	Baths:																					
						Plumbing:																					
						Electric:																					
						Heating:																					
						General:																					
<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>						<b>SUB AREA</b>						<b>SUB AREA DETAIL</b>									
Basic \$ / SQ: 100.00	Size Adj.: 1.35000002	Const Adj.: 1.00801504	Adj \$ / SQ: 136.082	Other Features: 98283	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
							LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val																	
							Adj Total: 430072	Juris. Factor: 1.00	Before Depr: 149.69																		
							Depreciation: 113539	Special Features: 0	Val/Su Net: 81.91																		
							Depreciated Total: 316533	Final Total: 316500	Val/Su SzAd 213.27																		
<b>MOBILE HOME</b>						Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 180.0-0012-0001.0						<b>IMAGE</b>										
<b>SPEC FEATURES/YARD ITEMS</b>																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:																										
	Total Special Features:																										
	Total:																										